



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	42,430
UOP	160	25	40	2,021
TOTALS	1,000		880	44,451

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0351	CARPORT MT	0	0	30	20		6.90	6.90

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0832	02	880	133.9800	87.09	76,639	2005	2005	0	0	0	42.00	58.00	
1 MH 94NO RP - 0% - 0													
Heated Area: 840 HX Base Yr													
20941 HURST DR, HILLIARD													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
06/13/2023 MLU													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					44,451				
TOTAL MARKET OB/XF VALUE					4,016				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					78,467				
SOH/AGL Deduction					9,857				
ASSESSED VALUE					68,610				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					68,610				
TOTAL JUST VALUE					78,467				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					62,373				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009091	CO ISSUED	0	08/23/2019
19007603	MH MOVE-ON	0	07/17/2019
19002859	DEMOLITION	54	03/22/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2083/0959	10/14/2016	QC	U	I	11	100			
GRANTOR: RAYONIER ATLANTIC TIM									
GRANTEE: THOMAS MICHAEL J &									
1517/1761	8/07/2007	WD	U	I	08	100			
GRANTOR: SIKES LOIS M									
GRANTEE: THOMAS MICHAEL J &									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] W6 UOP=[YR=2021] N8 W20 S8 E20\$ W54 S14 E60 N14\$.									

TOTAL OB/XF									
4,016									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00